

**The Ivey, Premier Adult Day Care
REZONING**

**FOR PUBLIC HEARING
PETITION NO : 2005-146**

Wednesday July 20, 2005

Revised: September 23, 2005
Revised: November 18, 2005

REQUESTED ZONING CHANGE
FROM: Residential R-3
TO : Institutional INST-CD

Data and Notes :

1. Size :
Parcel A (Queens Properties) : 0.144 acres (6,275 S.F.)
Parcel B (Michael Mitsch) : 1.2096 acres (52,689 S.F.)
Total A + B = 1.3537 acres (58,964 S.F.)
2. Present zoning : R-3
3. Proposed zoning : INST-CD, Institutional - Conditional
Setback = 40', Side yards = 20', Rear yard = 20'
Floor area ratio = less than .5 (approximately .25)
Maximum height = 40', per Sec. 5.505, footnote 2.

4. Approximately 16,000 S.F. of an ADULT DAY CARE CENTER Building:
Proposed Building:
Approximately, Upper Level = 13,000 S.F.
Approximately, Lower level = 3,000 S.F.
Approximately, Total = 16,000 S.F. MAX.

4. A. Please note that the building footprint is conceptual at this time. The Building footprint may change from split level (upper and Lower) to ONE level with some parking below.

OMIT

5. Potential future additional building S.F. will comply with the parking requirements of INST / Table 12.202
6. Existing parking : approximately 12 cars (existing conditions)

7. Future required parking : per INST Table 12.202: Adult Care centers:
1 space per employee, 27 employees = 27 Employee parking
1 space per 6 adults, 100 adults = 17 parking
Total required = 44 parking spaces
8. Parking provided = 46 on site parking spaces.

OMIT

9. Final parking count may vary per construction documents and permitting issues. However, the parking requirements will be met per Table 12.202.
10. Future on street parking per CDOT approval.
11. 4 Bicycle parking will be provided on site.

11 a. A sidewalk from primary daycare entrance to public sidewalk on Park South will be provided

12. Signage is limited to the requirements of 12.502. 4. e.

Revised, 11-18-05

13. Trash collection service may be off site by a vendor or on site dumpster or on site compactor, roll up and recycling, as needed/required at all. Will meet section 12.403. Please note that the trash collection (and recycling if desired) can be accommodated within the building itself and it can be taken away by cleaning vendor/private trash collection company.

Revised, 11-18-05

- 13a. The dumpster, compactor, and recycling will be screened with walls and gates on all four sides, if they are required to be on site at all. See sheet 2 Lower Plan. Please note that the trash collection (and recycling if desired) can be accommodated within the building itself and it can be taken away by cleaning vendor/private trash collection company.

14. Site will meet tree ordinance requirements.

15. Storm water requirements (underground detention) will meet city regulations. The petitioner shall coordinate with Charlotte Storm Water Services regarding on site 35' and 50' Swim Buffers.

15a. The petitioner shall work with the Engineering & Property Management Department to utilize energy dissipaters for storm water outlets. The petitioner shall also follow the guidelines for the different buffer zones as listed in Appendix 'A' of the SWIM Stream Buffer Requirements.

15b. The petitioner shall also utilize detention for any increase of impervious area created by the development. Detention shall be adequate to attenuate the difference between the post- and pre-development peak discharge rates for the 2- and 10-year storm event.

15c. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. Conditions set forth in this petition are additional requirements imposed on the development on top of other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.

Revised, 11-18-05

15d. Parking spaces 20-25 may extend into the SWIM buffer. In such case the petitioner will work with the storm water services and the land use and Environmental Services agency, Water Quality Program, to create a S.W.I.M. Buffer Mitigation Plan, to remedy this very slight extension.

16. Fire and life safety requirements will meet city regulations.

Revised, 11-18-05

17. Petitioner will work with C.D.O.T. to resolve all outstanding issues. (No outstanding issues remain at the time of this submission.)

18. Petitioner will make every effort to preserve trees larger than 1" and 1/4" in diameter within the SWIM BUFFER.

Revised, 11-18-05

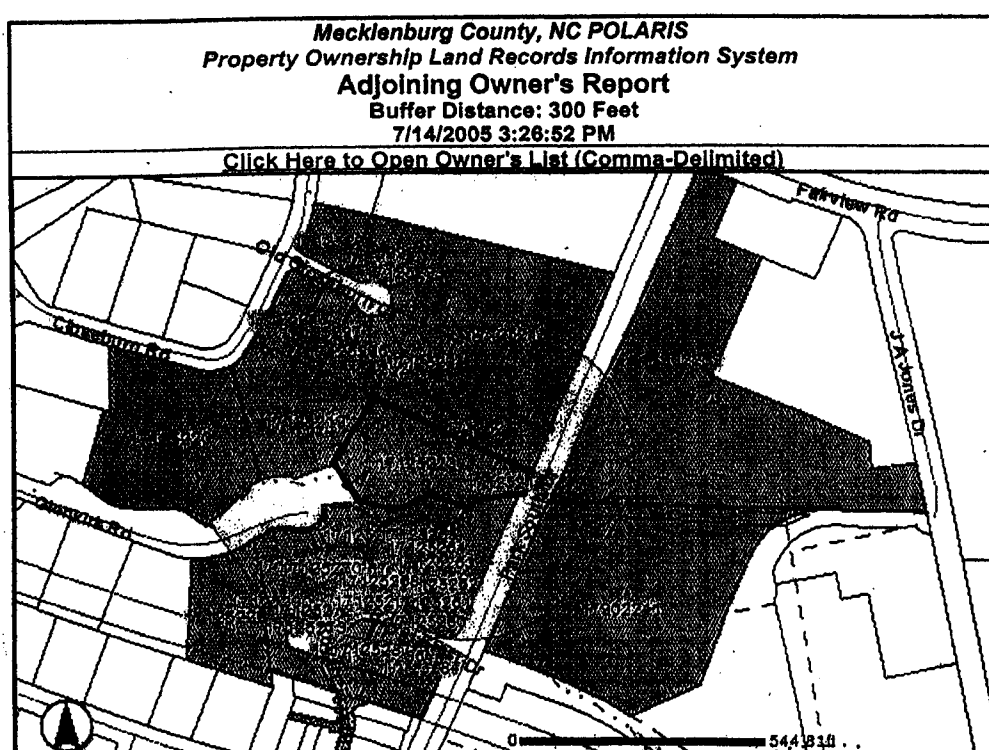
19. Petitioner agrees to allow the existing 20 ton bridge to remain. Access to Glenkirk Road to be maintained but gated and available only to staff and the clients of the adult daycare facility. Also Petitioner agrees to create more than required landscaped buffer along the existing Glenkirk Ave adjoining the site. For example a combination of stone or brick columns/piers or a wall 24" to 48" high with or without metalwood fencing with an EVERGREEN LANDSCAPING OF 8' to 10' high

Please note that there may be limited construction access from Glenkirk to the site to accommodate the initial site, grading and bridge demolition / removal work.

21. Petitioner agrees to provide unobtrusive pedestrian scale decorative site lighting, shining downward.

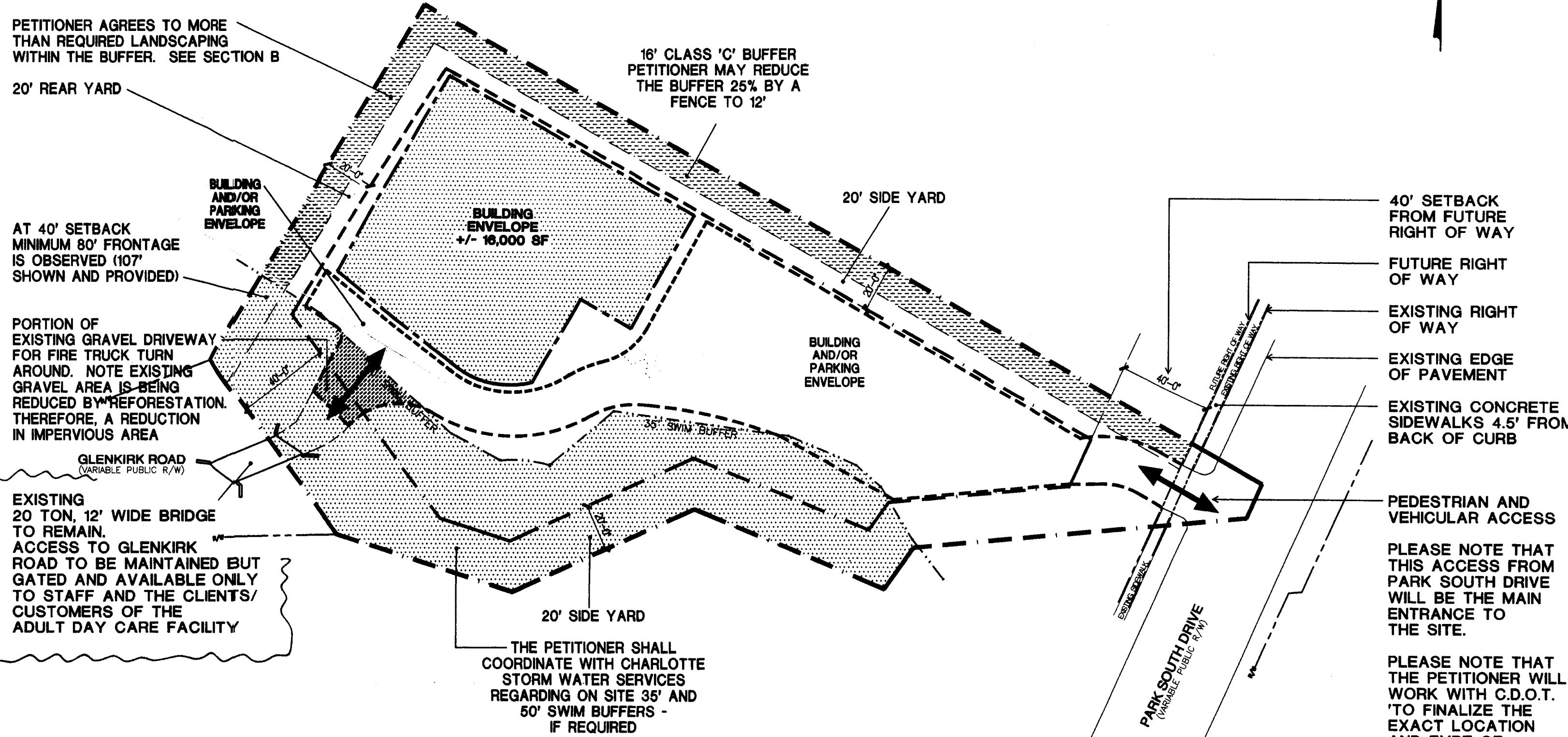
22. Petitioner will make every effort to possibly create a LARGER than required on site underground detention pond system.

23. Petitioner agrees to create more than required landscaped buffer along the existing Upper (Tax Id, 17125219), Edge (Tax Id, 1712525) properties. For example a combination of stone or brick columns/piers with metalwood fencing with an EVERGREEN LANDSCAPING OF 8' to 10' high.

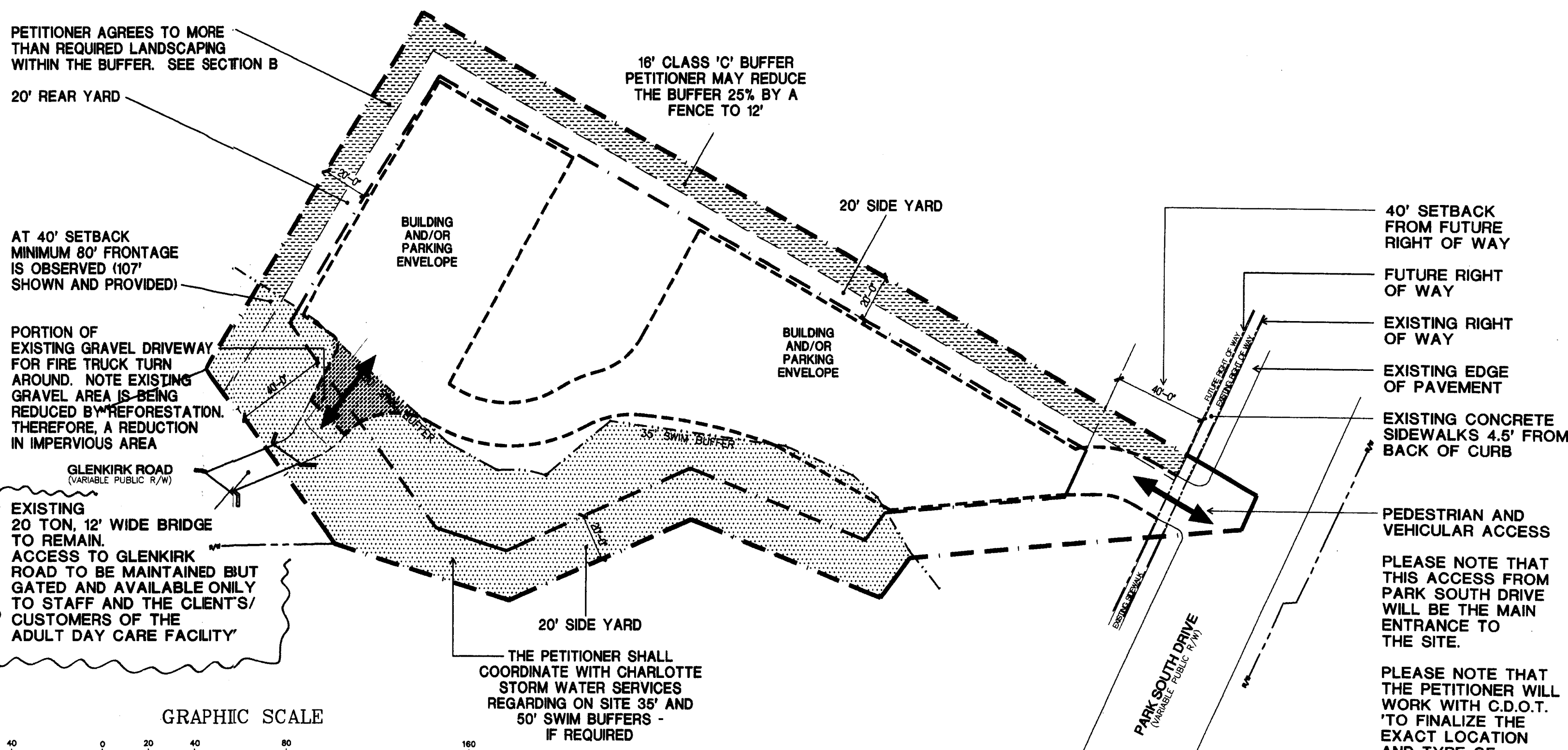


Mecklenburg County, NC POLARIS Property Ownership Land Records Information System Adjoining Owner's Report Buffer Distance: 300 Feet 7/14/2005 3:28:52 PM

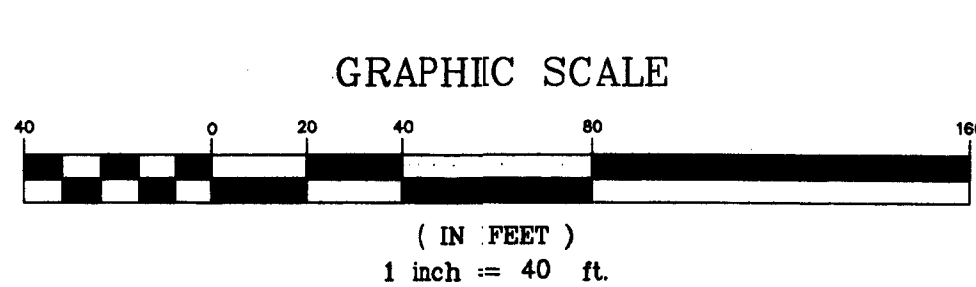
Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Land Area
17125216	BY MERGERS 1882-2020 QUEENS PROPERTIES LLC	4382 VON HARNEN AVE # 200 ATTN: TRICIA MURRAY	NEWPORT BEACH	CA	92560	PARK SOUTH DRIVE	03421	401	1.1 T
17125211	WILLIAM WILT, PATTI AND WILLIAM J JR KELLAM	2901 COLTSBATE RD #102	CHARLOTTE	NC	28211	P14 B2 M6-895 & ADJ TR	13564	660	0.4 C
17125213	CAROLINA LP	CNL CENTER AT CITY COMMONS 450 SOUTH ORANGE AVE	ORLANDO	FL	32801	L20 B19 B2 M6-895 ADJ	14204	710	2.89 AC
17125214	CHARLOTTE CUSTOM BUILDERS INC	4902 CHARLTON LN	CHARLOTTE	NC	28210	L8 M40-223	17387	200	1.1 T
17125215	JEN BEAUREGARD LIPPARD AND DELLA W LIPPARD AND LARS N LIPPARD	307 BUNNYWOOD LN	CHARLOTTE	NC	28207	L13 B2 M8-361	02023	026	0.4 C
17125220	INC PARK ROAD SHOPPING CENTER	PO BOX 11798	CHARLOTTE	NC	28220	L11 & 12 P10 02-14-361	04334	228	0.4 C
17125223	MICHAEL FRIEDEL MITCHELL	977 GLENKIRK RD	CHARLOTTE	NC	28210	LT 8 M11-301 GLENKIRK RD	05922	955	0.4 C
17125228	NED F GREEN AND MARGARET Z GREEN	9728 GLENKIRK RD	CHARLOTTE	NC	28211	P24 B2 M11-201	06708	681	1.1 T
17125230	EVERETTE A WEBB AND JANEEN B WEBB DWW	6021 S REGAL LN UNIT #1	CHARLOTTE	NC	28210-3033	UNIT 1 M30-097	11728	161	1.1 T
17125231	BARRY W WARD AND GALE P	6071 S REGAL LN	CHARLOTTE	NC	28210	UNIT 2 M30-097	11159	657	1.1 T
17125232	GERASIMUS MICHAEL PISTOLS AND INA PISTOLS (DWW)	6013 S REGAL LN	CHARLOTTE	NC	28210	UNIT 3 M30-097	11391	250	1.1 T
17125233	DEBRA HARRELSON	6009 S REGAL LN	CHARLOTTE	NC	28210-3033	UNIT 4 M30-097	14427	863	1.1 T
17125234	WILLIAM JAMES BROOK AND ELICHA MARIE BROOK	6005 SOUTH REGAL LN	CHARLOTTE	NC	28210	UNIT 5 M30-097	17046	840	1.1 T
17125235	DAVID A JR HARRIS AND MARY ANN HARRIS	6001 S REGAL LN	CHARLOTTE	NC	28210-3033	UNIT 6 M30-097	10236	680	1.1 T
17125236	DALE B RIVERS AND STEPHANIE C RIVERS	6000 S REGAL LN	CHARLOTTE	NC	28210	UNIT 26 M31-19 AM32-841	10679	011	1.1 T
17125237	JOHN W WOODS AND MARTHA S WOODS	6004 KNIGHT CREST CT	CHARLOTTE	NC	28210	UNIT 27 M31-197 AM32-841	17859	505	1.1 T
17125238	JEFFREY COUCH AND GALE H COUCH	6016 S REGAL LN	CHARLOTTE	NC	28210-3034	UNIT 8 M30-097	14792	490	1.1 T
17125239	ANN S HODGEB	6024 S REGAL LN #7	CHARLOTTE	NC	28210-3034	UNIT 7 M30-097	17792	472	1.1 T
17125271	L WAYNE SAMS AND BONNIE W SAMS	6012 KNIGHT CREST CT	CHARLOTTE	NC	28210	UNIT 28 M31-197 AM32-841	10737	132	1.1 T
17125271	FRED C BISHOP AND HARRIET A BISHOP	6016 KNIGHT CREST CT	CHARLOTTE	NC	28210	UNIT 29 M31-197 AM32-841	10232	281	1.1 T
17125272	PAUL S HARPER	3435 ROYAL CREST DR	CHARLOTTE	NC	28210	UNIT 9 M28-428	09212	401	1.1 T
17125273	VIRGINIA J HOST	3431 ROYAL CREST DR	CHARLOTTE	NC	28210	UNIT 10 M28-428	09813	652	1.1 T
17125274	HERMAN JR REID AND PAMELA REID	3448 ROYAL CREST DR	CHARLOTTE	NC	28210	UNIT 21 M28-739	09380	720	1.1 T
17125281	DAVID P CLARKE AND CYNTHIA W CLARKE (SP)	3442 ROYAL CREST DR	CHARLOTTE	NC	28210	UNIT 22 M28-428	12786	724	1.1 T
17125282	ROGER MCCUTCHEON AND CYNTHIA C MCCUTCHEON	3438 ROYAL CREST DR	CHARLOTTE	NC	28210	UNIT 23 M28-428	09044	661	1.1 T
17125287	EDWARD L GOODWIN	3434 ROYAL CREST DR	CHARLOTTE	NC	28210	UNIT 24 M28-428	16145	767	1.1 T
17125288	STEPHEN J JR NABER	3430 ROYAL CREST DR	CHARLOTTE	NC	28210	UNIT 25 M28-428	15408	980	1.1 T
17125290	TOMMY BROWNERS AEROC INC	1300 ALTURA RD	CANDLER	NC	28715	CIA M30-097 AM31-197 AM32-841	12034	940	0.75 LT
17125291	JEFFREY SCOTT LOWERY AND KRISTIE LYNN LOWERY	5309 OLD CLOSUREBURN CT	CHARLOTTE	NC	28210	L1 M40-223	17422	925	1.1 T
17125296	JEFFREY G GOODE AND ANNY M GOORE	4902 CHARLTON LN	CHARLOTTE	NC	28210	L2 M40-223	18004	974	1.1 T
17125298	ROLF W BOLLHORN AND BERTHANN BOLLHORN	3321 OLD CLOSUREBURN CT	CHARLOTTE	NC	28210	L3 M40-223	18250	281	1.1 T
17125299	MICHAEL BOWMAN AND CHRISTOPHER J BOWMAN	3320 OLD CLOSUREBURN CT	CHARLOTTE	NC	28210	L4 M40-223	17639	615	1.1 T
17125300	ALISON EDGAR AND JONATHAN EDGAR	3322 OLD CLOSUREBURN CT	CHARLOTTE	NC	28210	L5 M40-223	18274	173	1.1 T
17125306	DAVID W CROWELL AND NANCY W CROWELL	3318 OLD CLOSUREBURN CT	CHARLOTTE	NC	28210	L6 M40-223	18132	326	1.1 T
17125307	CHARLOTTE CUSTOM BUILDERS INC	4902 CHARLTON LN	CHARLOTTE	NC	28210	L7 M40-223	17387	200	1.1 T
17002239	FARVIEW PLAZA ASSOCIATES AND BUILDING MANAGER	390 ANCO CORPORATE DR STE 200	CHARLOTTE	NC	28273	NA	04278	350	6.01 AC
17002241	D & A INVESTMENT GROUP LLC	2489 DALLAS HIGHWAY	MARIETTA	GA	30064	NA	18297	171	6.27 AC



UPPER LEVEL
SCALE: 1" = 40'-0"



LOWER LEVEL
SCALE: 1" = 40'-0"



APPROVED BY CITY COUNCIL
DATE 11/21/05

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THE IVEY
PREMIERE
ADULT
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CITY OF
CHARLOTTE
MECKLENBURG
COUNTY
NORTH
CAROLINA

PETITIONER:
LYNN IVEY
6241 PARK
SOUTH DRIVE
CHARLOTTE, NC
28210

**TECHNICAL
DATA
SHEET**
**REZONING
PETITION
#2005-146**

**FOR
PUBLIC
HEARING**
NOV 18 2005

REVISIONS:
● JULY 20, 2005
● SEPT. 23, 2005
● NOV. 15, 2005

CONTACT:
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THE IVEY PREMIERE ADULT DAY CARE
 CITY OF CHARLOTTE MECKLENBURG COUNTY NORTH CAROLINA

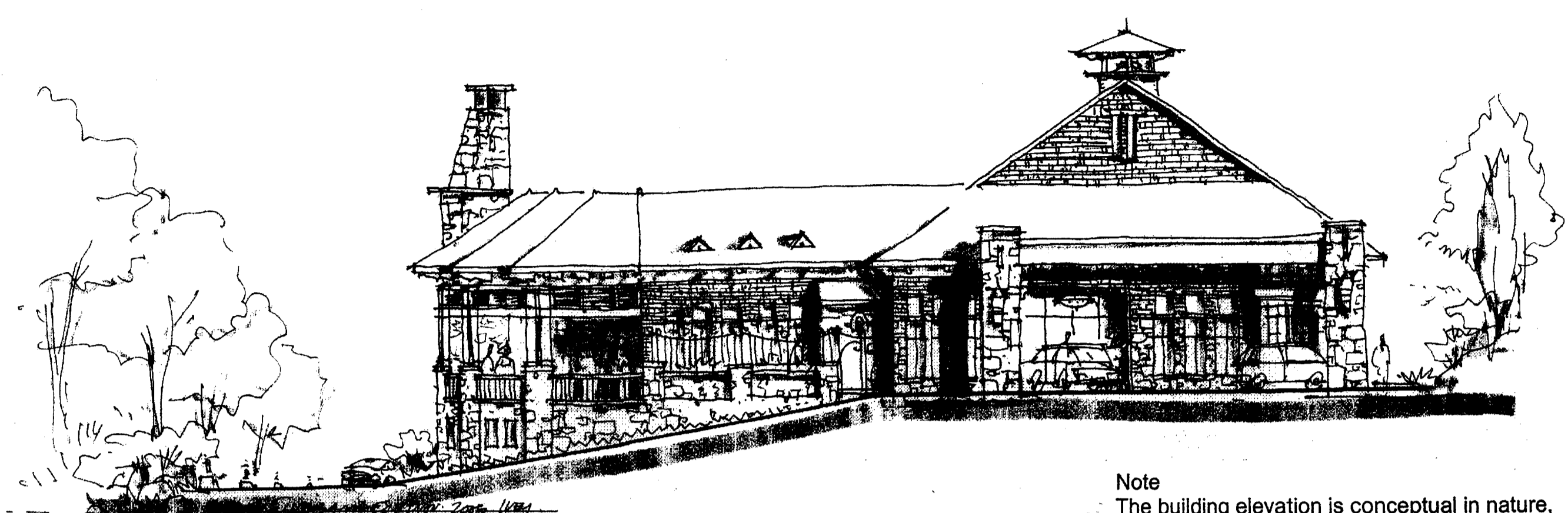
PETITIONER:
 LYNN IVEY
 6241 PARK SOUTH DRIVE
 CHARLOTTE, NC 28210

ILLUSTRATIVE SITE PLAN
 REZONING PETITION #2005-146

FOR PUBLIC HEARING

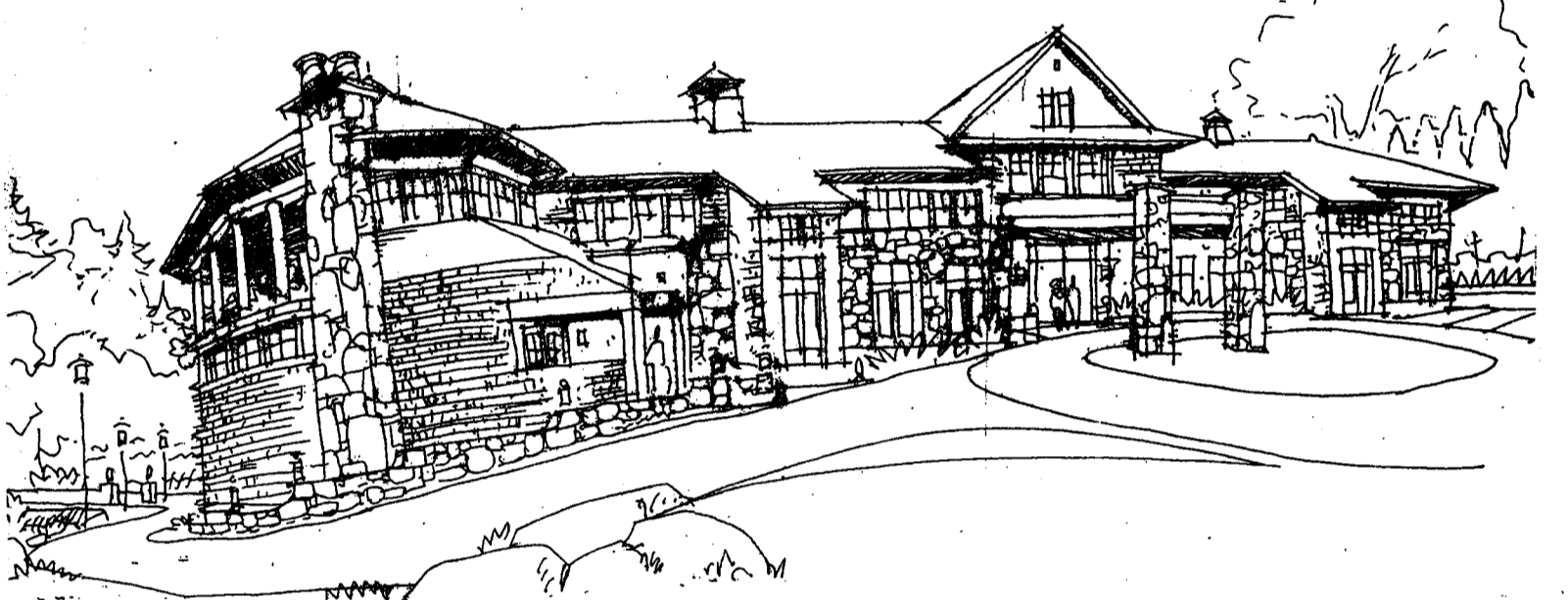
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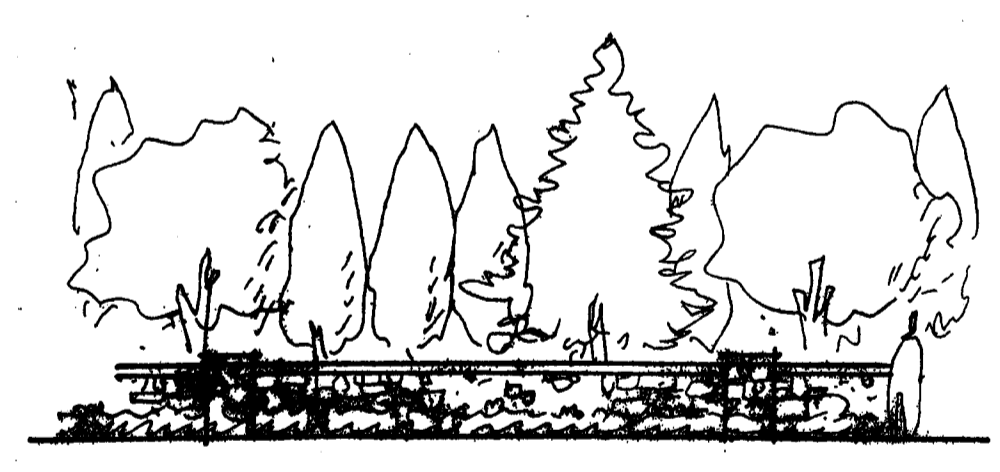
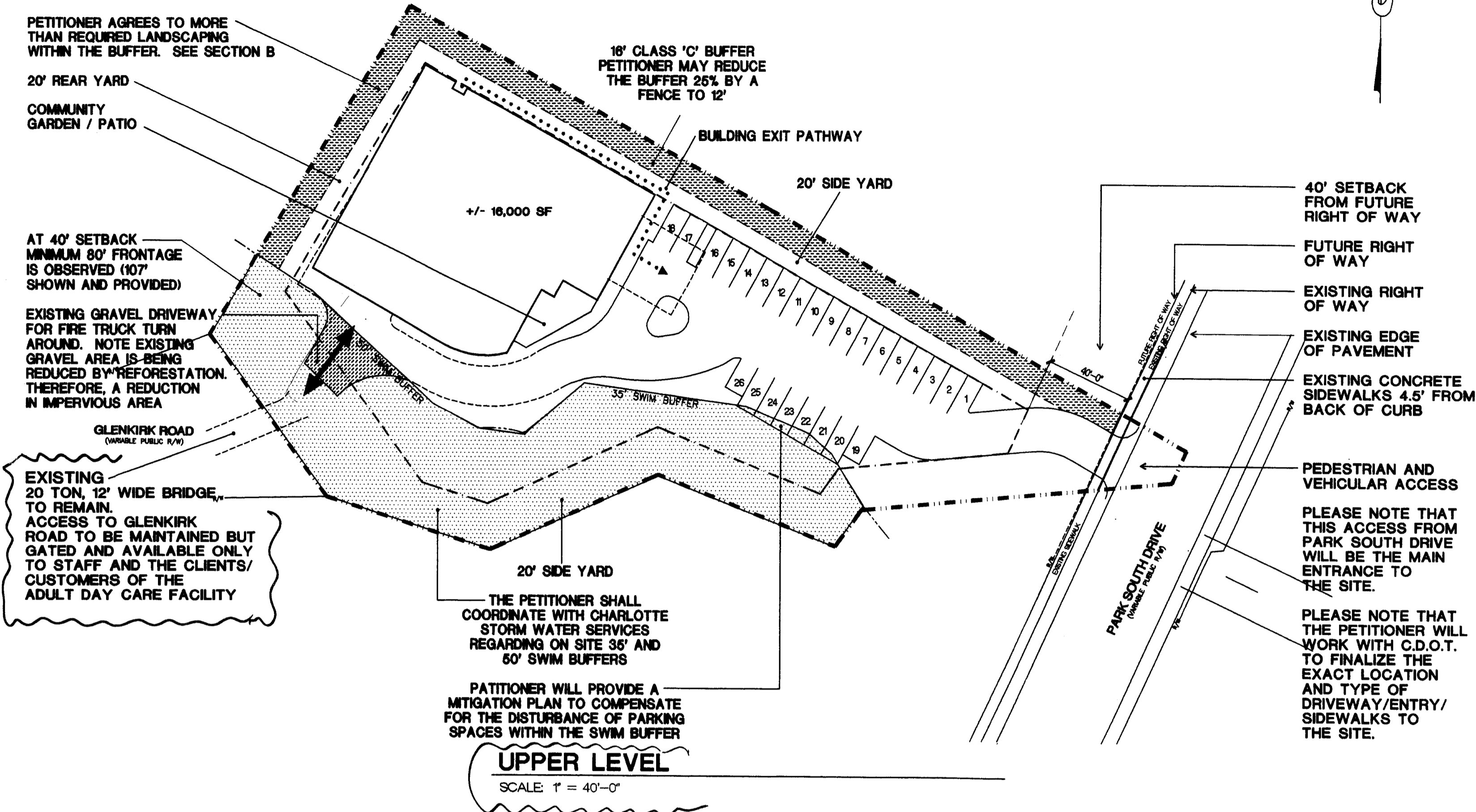
ELEVATION OF PROPOSED BUILDING
 NOT TO SCALE

Note
 The building elevation is conceptual in nature, it may be modified during design development and construction document phases per section 6.2.



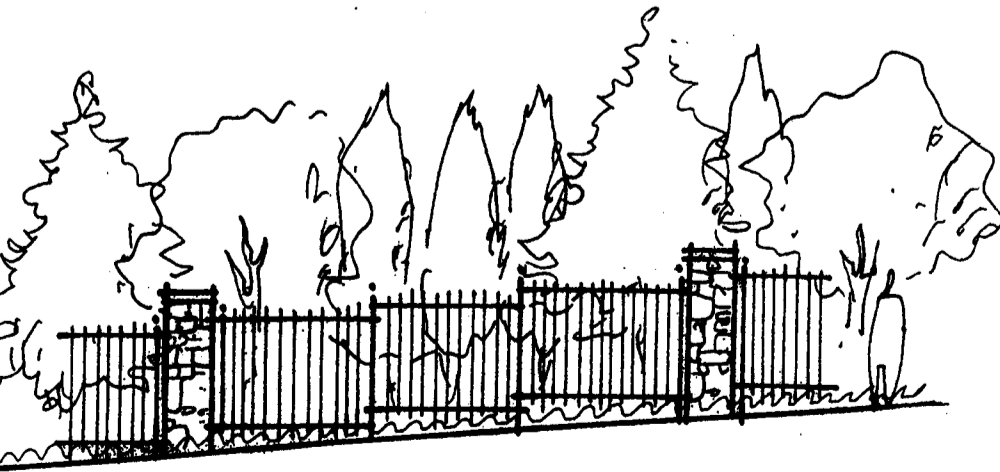
Elevation of proposed building. Not to scale

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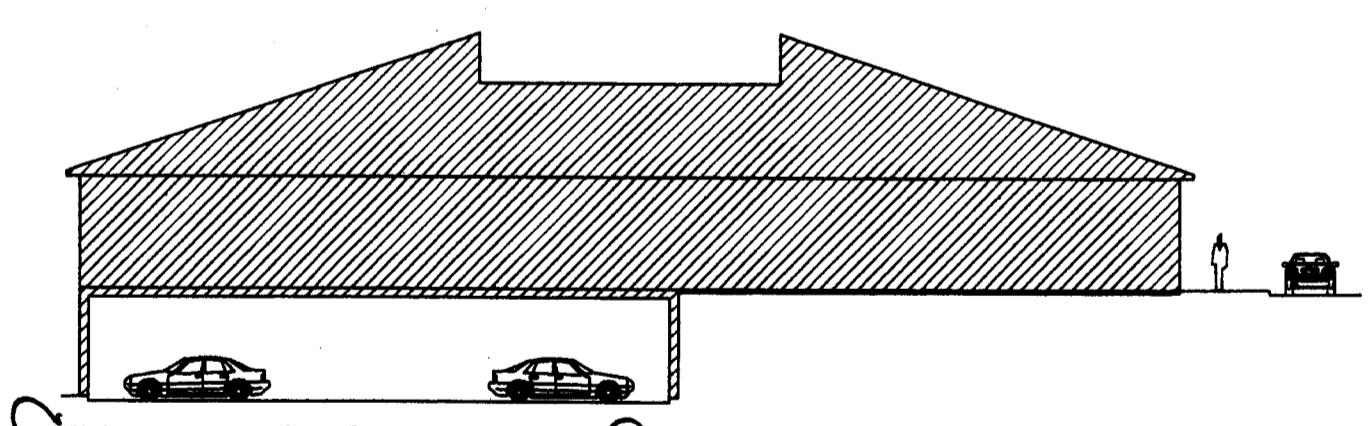
Elevation of wall at Glenkirk Ave.
 Not to scale. (where Glenkirk Ave. adjoins the site)

Revised,
 19. Petitioner agrees to allow the existing 20 ton bridge to remain. Access to Glenkirk Road to be maintained but gated and available only to staff and the clients of the adult daycare facility. Also Petitioner agrees to create more than required landscaped buffer along the existing Glenkirk Ave adjoining the site. For example a combination of stone or brick columns/piers or a wall 24" to 48" high with or without metal/wood fencing with an EVERGREEN LANDSCAPING of 8' to 10' high

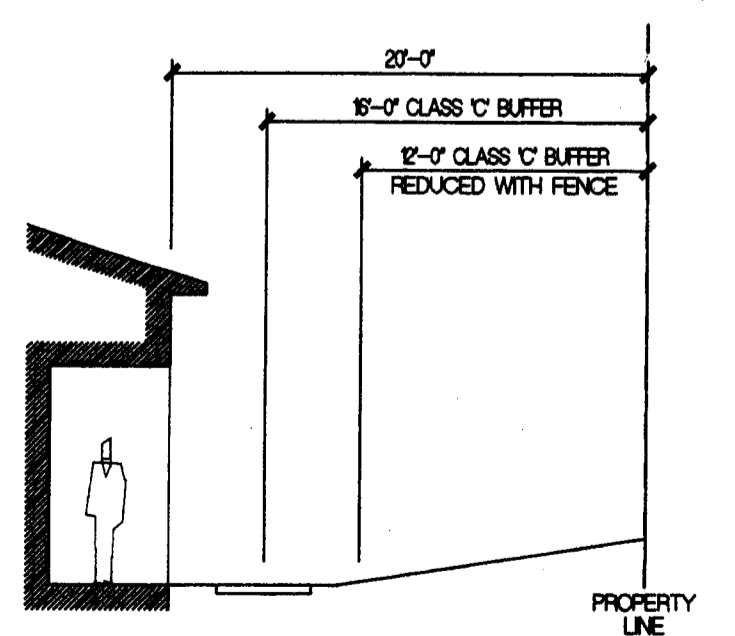


Elevation " B " Not to scale.

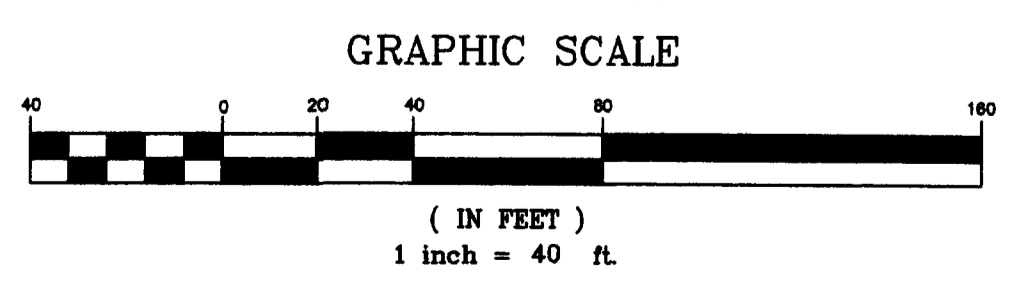
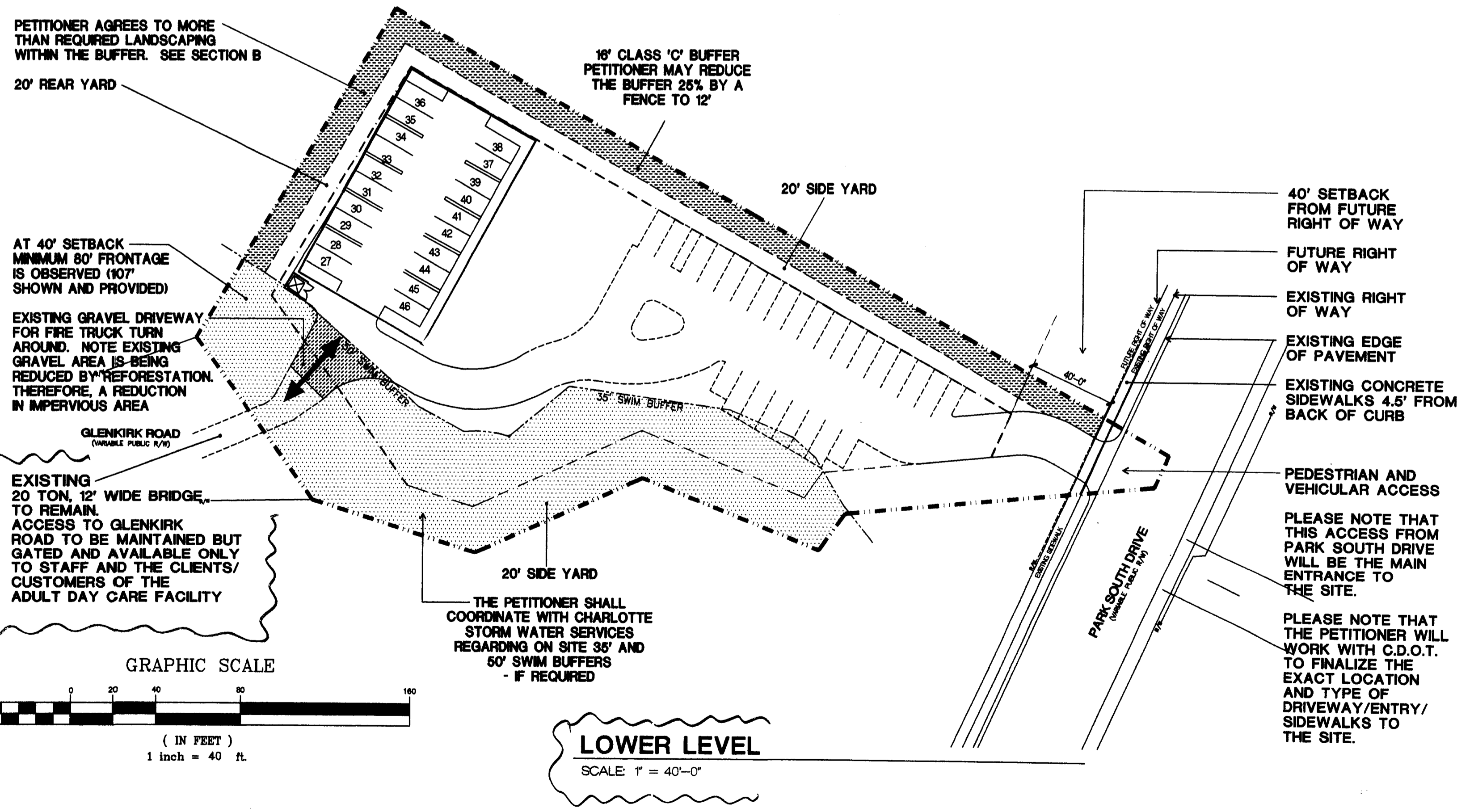
Note 23. Petitioner agrees to create more than required landscaped buffer along the existing Lippard (Tax Id. 17125219). Edgar (Tax Id. 17125295) properties. For example a combination of stone or brick columns/piers with metal/wood fencing with an EVERGREEN LANDSCAPING of 8' to 10' high.



BUILDING SECTION
 NOT TO SCALE



SECTION
 NOT TO SCALE



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